

MINUTES OF THE REGULAR MEETING
of
TUESDAY, SEPTEMBER 6, 1977

Present - Members Johnson, O'Connor, Hubbard, Williams, Morrow,
Strobl, Haro, and Chairman Wilson.
Absent - Member Gade.
Secretary - Charles Abdelnour.

Chairman Wilson called the Regular Meeting of the Redevelopment Agency to order at 2:20 p.m.

The minutes of August 2, August 16, and August 17 were approved unanimously, Member Hubbard having so moved, seconded by Member Williams.

A proposed resolution calling for the formation of a Project Area Committee within the proposed Gaslamp Quarter Redevelopment Project was discussed. Gerald Trimble of CCDC explained the role of the proposed PAC, and in response to questions from Member Hubbard, said the advisory responsibilities of PAC were separate and distinct from those of San Diegans, Inc. as well as from the panel of engineers whose concern is bringing the historical buildings in the area up to code.

RESOLUTION No. 345, calling upon the residents and existing community organizations within the proposed Gaslamp Quarter Redevelopment Project to form a Project Area Committee, pursuant to Section 33385 of the State Health and Safety Code, was unanimously adopted on motion of Member Strobl, seconded by Member Johnson.

RESOLUTION No. 346, authorizing the Executive Director or his designee to make a purchase offer to L. B. Cothron for Lots G and H, Block 66 of Horton's Addition, and to the United States Government for Lots I and J, Block 66 of Horton's Addition; authorizing the acceptance of Grant Deeds for both properties, and authorizing the expenditure of \$392,000 for the acquisition of land and improvements, miscellaneous acquisition expenses and relocation, was approved on motion of Member Hubbard, seconded by Member Haro, with the following vote: Yeas - Members Johnson, O'Connor, Hubbard, Williams, Strobl, Haro, and Chairman Wilson. Nay - Member Morrow.

Member Gade entered the meeting.

The next proposed resolution having to do with condemnation action in the Horton Plaza Redevelopment Project area, Chairman Wilson asked if any of the concerned parties wished to speak. There was no response from anyone in the audience, but Counsel Valderhaug said a letter in opposition was on file from Hill, Farrer & Burrill representing Walnut Properties, Inc. of 740 Fourth Avenue, San Diego.

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The names of the following owners/tenants, whose communications are on file with the Agency, were then read: Walnut Properties, dba Pussycat Theater; Tom Yee, Kowloon Restaurant; Ben Carnot, Benjie's Card Room; Sam Zemen for Sam Zemen, Sophie Zemen, Sharlene Berman, Sheldon Zemen and Sam Zemen as Trustee; Greg Vasic, "F" Street Book Store; and Walter "A" Dunham, Community Blood and Plasma Service. Member Morrow expressed his opinion that the elderly housing development planned for that site could be located elsewhere.

RESOLUTION No. 347, authorizing the General Counsel to commence condemnation action for the purpose of acquiring property in the Horton Plaza Redevelopment Project and authorizing the expenditure of a sum not to exceed \$20,000 for appraisal services and related condemnation expenses, was approved on motion of Member Strobl, seconded by Member Haro, with the following vote: Yeas - Members Johnson, O'Connor, Hubbard, Williams, Gade, Strobl, Haro, and Chairman Wilson. Nay - Member Morrow.

A proposed resolution accepting the Barrio-Logan Community Improvement Study and making certain recommendations was then considered. Dan Gonzalez of City staff explained that the joint venture of Simpson, Gerber & Bundy, Architects, and the Chicano Federation, having been awarded the contract in September, 1976, had completed the study and made their recommendations for the area generally bounded by Commercial Street on the north, Interstate 5 on the east, Division Street on the south, and the bay on the west.

Chairman Wilson left the meeting; Vice Chairman Hubbard assumed the chair.

The following citizens spoke in regard to their concerns with the Barrio-Logan area and the study itself:

Craig Fredrickson of the Chicano Federation, whose administration has changed since the contract was signed for the study, urged that the following studies be done: economic development and land use; housing; and school.

Lilia Lopez spoke for the parents and their concern about Lowell School.

Eduardo Trillo expressed his hope that a special section will be designated strictly residential rather than just mixed use.

Felipe Esparza indicated the desire of residents just to the east of Interstate 5 that they be included in the area.

Don Connor of Kelco Company said their company "would have some problem" with the provision of bay access, but does not object to the plan as long as modifications might be expected.

Eriberto Oriol voiced concerns of the residents that their needs not be overlooked in favor of industry.

Two statements were placed on file with the Agency from the Chicano Federation.

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In response to the expressions of concern about some of the recommendations in the study, John Fowler, Deputy City Manager and Deputy Executive Director of the Agency, explained some of the procedures in the planning process, assuring the assemblage that there would be opportunities for community input, both from residents and business interests. Public hearings before the Planning Commission and before the Council will be held, he said. James Spotts of City staff added that as the planning process evolves, economic development, land use, housing, and Lowell School will all be studied. It is important now, Mr. Spotts said, that the traffic circulation/parking study be done first.

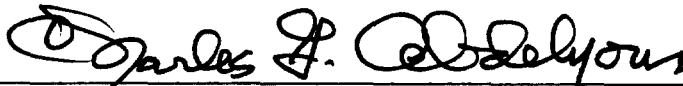
RESOLUTION No. 348, accepting the Barrio-Logan Community Improvement Study; requesting that the City Planning Department prepare a Community Plan for the Barrio-Logan area; directing Agency staff to study the feasibility of specific redevelopment projects for two industrial parks, one in the Dalbergia area and the other in the northwestern section of the Barrio-Logan community; and approving the concept of using previously approved Community Development Block Grant funds in an amount not to exceed \$100,000 to finance circulation and parking studies and the precise redevelopment studies to determine the feasibility of the two industrial parks, was unanimously adopted on motion of Member Haro, seconded by Member Williams.

Vice Chairman Hubbard adjourned the meeting at 3:14 p.m.



Chairman of the Redevelopment Agency
of the City of San Diego, California

ATTEST:



Secretary of the Redevelopment Agency
of the City of San Diego, California